







## Welcome to the City of Business and Leisure

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A truly designer city, Dubai boasts of a cosmopolitan lifestyle. A bustling metropolis, with towering skyscrapers and exotic leisure, Dubai is clearly the most preferred destination for both businessmen and families.

**Business Bay** – The emerging residential and commercial district of Dubai covering an area of 64 million square feet. Frequently compared to New York's Manhattan and Tokyo's Ginza business centers, Business Bay is intended to provide a beneficial environment and infrastructure for businesses from around the world. Ideally positioned, Business Bay is located off Dubai Creek and extends from Ras Al Khor to Sheikh Zayed Road. For many decades, the legendary Dubai Creek has been an important aspect of the city's trading past. Business Bay, Dubai's ambitious and prestigious development, embodies the crucial role that the Creek will now play in Dubai's future.





**350 Million Sq. Ft. of Luxury.  
7000 Customers.  
5 Countries. 1 Name.**

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Award-winning luxury in UAE. The tallest residential building in Jordan. Celebrity living in Lebanon. The high life in Qatar. The biggest master development in Egypt. An ISO 9001:2000 certified company. Damac Properties. The largest private master developer in the Middle-East and part of Damac Holding, the multi-billion dollar conglomerate. Over 350 million sq. ft. of marinas, golf courses, 5-star hotels, adventure parks, beach resorts, townhouses, villas, malls, penthouses, hi-rises, offices and retail space. The finest luxury lifestyles are also proven successful investments. Any of our 7000 customers from 92 countries will tell you that.

Damac Properties - Developing and Managing Properties.



*Capital Bay*  
Office Space in Business Bay





*Capital Bay*

- KEY**
- COMMERCIAL
  - RESIDENTIAL
  - MIXED USE
  - PUBLIC FACILITIES
  - UTILITIES
  - PUBLIC OPEN SPACE
  - WATER BODIES
  - CREEK EDGES

## Offices Designed to Energize



Capital Bay comprises of two spectacular 19-storey office towers, right in the heart of bustling Business Bay. Designed to compliment each other, Capital Bay is also the ideal location for those who enjoy being in the midst of all the action. The buzz in the environment encourages the right atmosphere within the towers and fills you with an energy to kick-start your day, the moment you walk-in.

- Two 19-storey towers
- Beautiful and serene landscape
- Parking on 2 levels - 2 podium & 2 basement





## A Productive Environment all Day Long

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A well-designed workplace with a comfortable indoor environment leads to a workforce that is not only healthy and happy but also more productive. Innovative state-of-the-art facilities being another reason that directly increases productivity. The combination of both would be exhilarating. And the results, extraordinary!

- Swipe access
- Hi-speed internet
- Business lounge
- Reception desk
- 24-hr security & security cameras





## Facilities that Encourage Efficiency

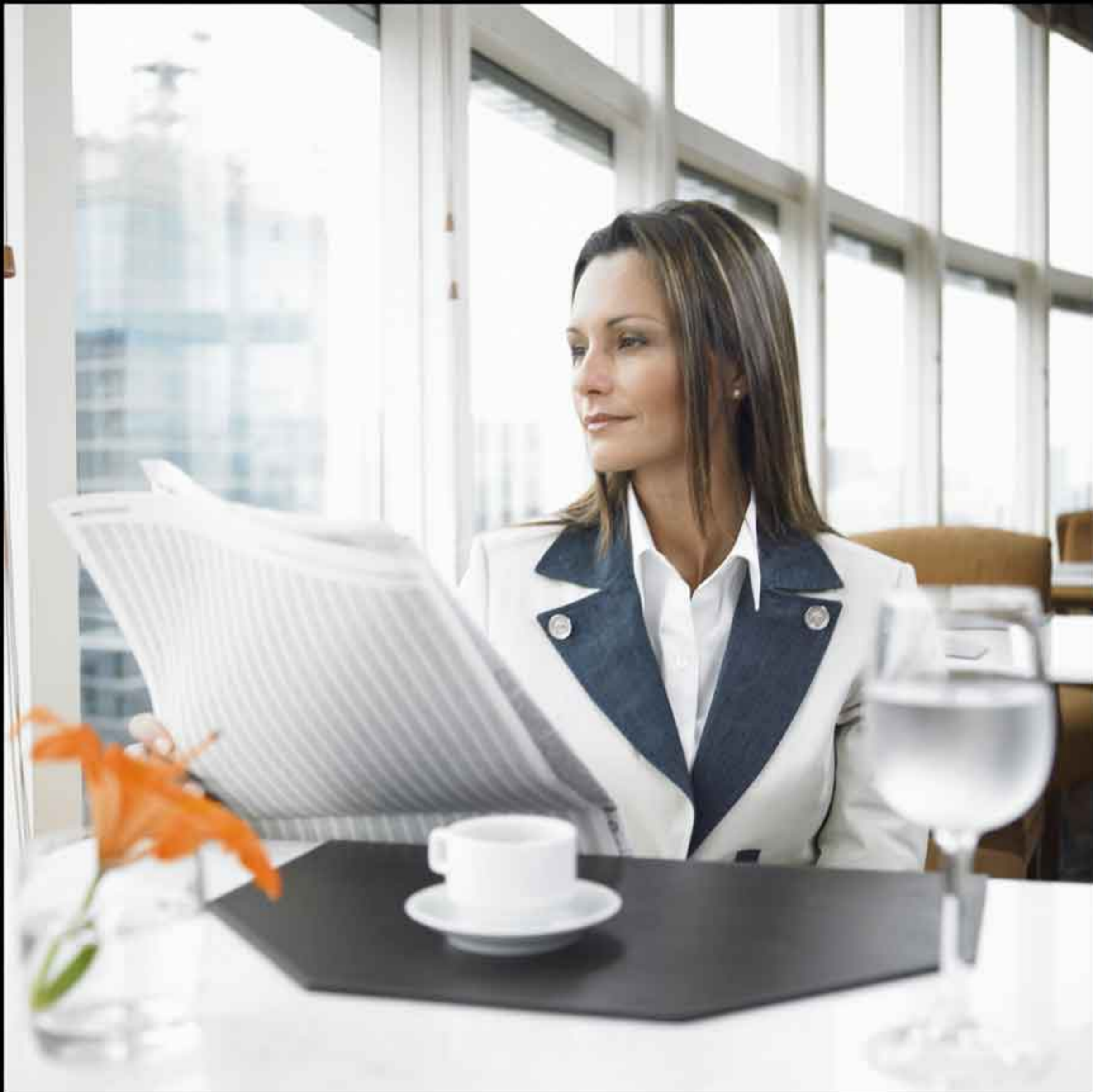
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The pleasures of working in an office tower that so perfectly compliment the advantages of a self-contained development are many. But when the location itself offers an ample range of facilities, working becomes a true delight.

Business Bay offers:

- Well-networked roads for easy access and exit
- Landscaped gardens
- Supermarkets
- Medical facilities
- Sports complexes
- Health clubs
- Swimming pools
- Children play areas
- Comfortable and luxurious residential units
- Fine dining restaurants and cafes
- Shopping outlets





## Reward Yourself to Your Heart's Content

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All the shopping from the entire world is right here. The very best in retail, from top notch designer brands to the most exotic cuisines from across the world. And if shopping isn't your forte, you can unwind by taking advantage of the fitness facilities offered. Overall, Capital Bay encourages a work culture that's revitalizing and helps employees maximize productivity and reap highly exhilarating returns.

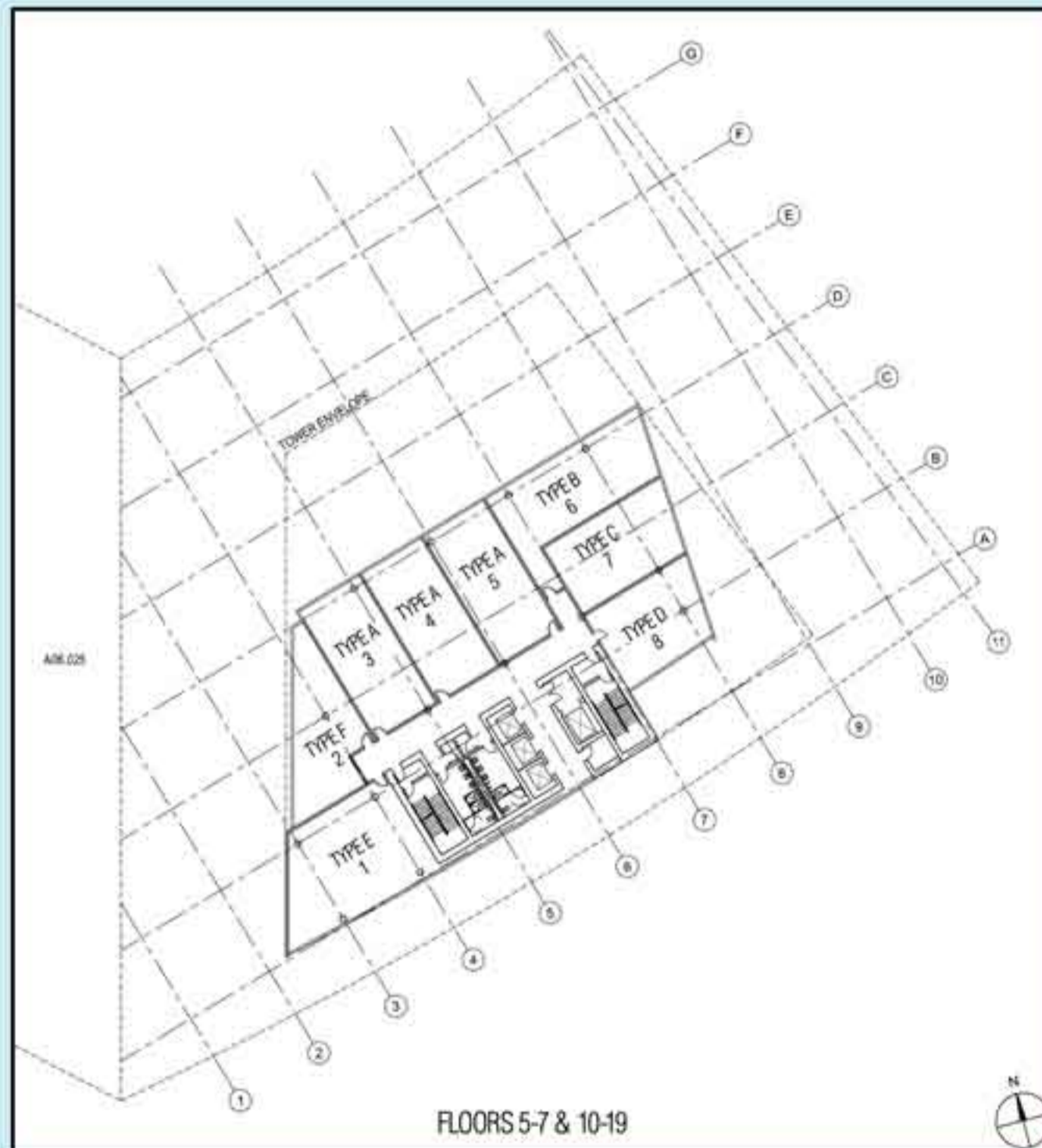
- Retail on ground floor
- Shopping arcade
- Covered walkway
- Underground car parking for staff and customers
- Landscaped courtyard with outdoor café
- Indoor/Outdoor leisure facilities
- Gymnasium
- Aerobics room
- Health club – Male/Female
- Café



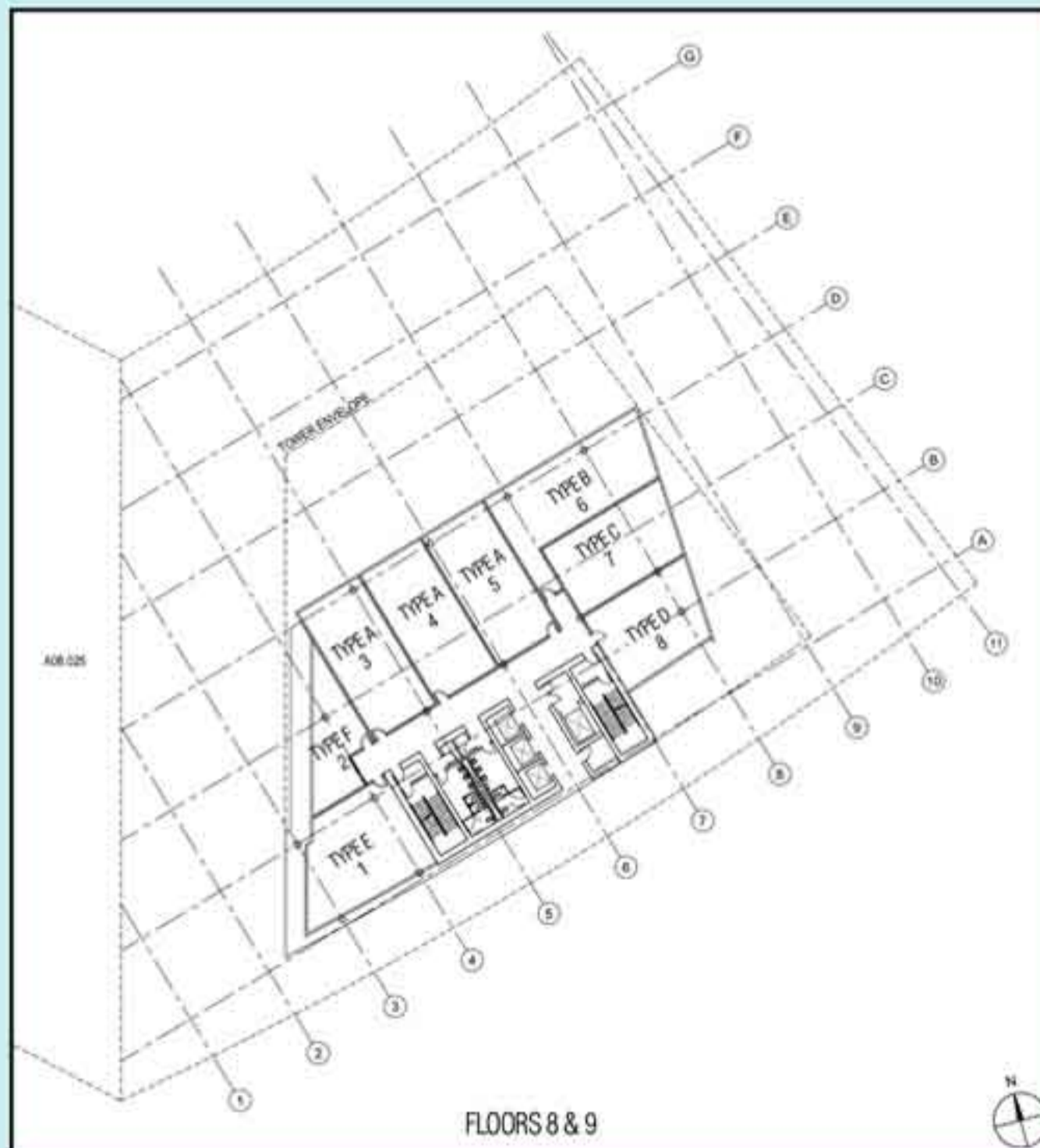




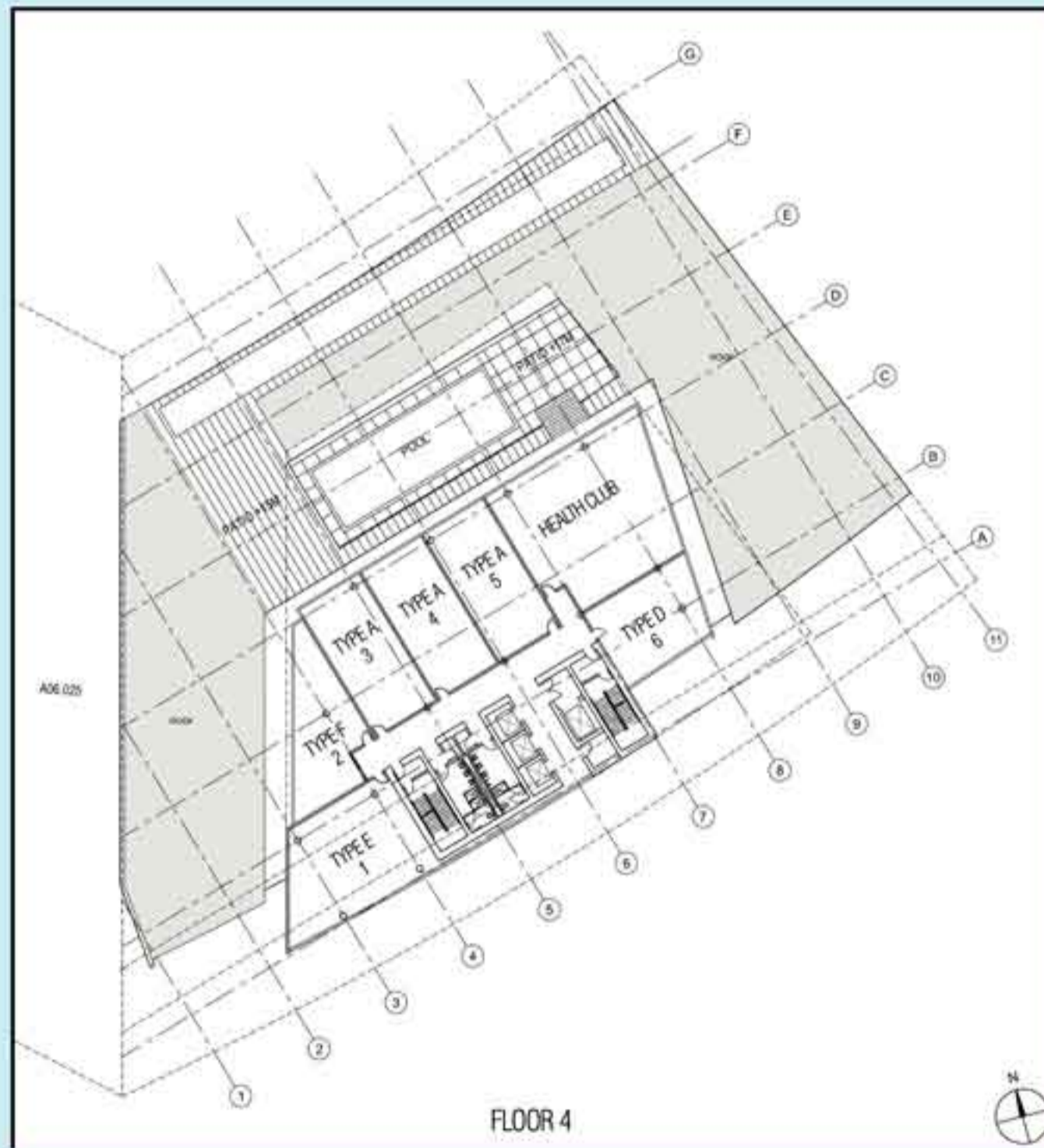
## TYPICAL FLOOR PLAN



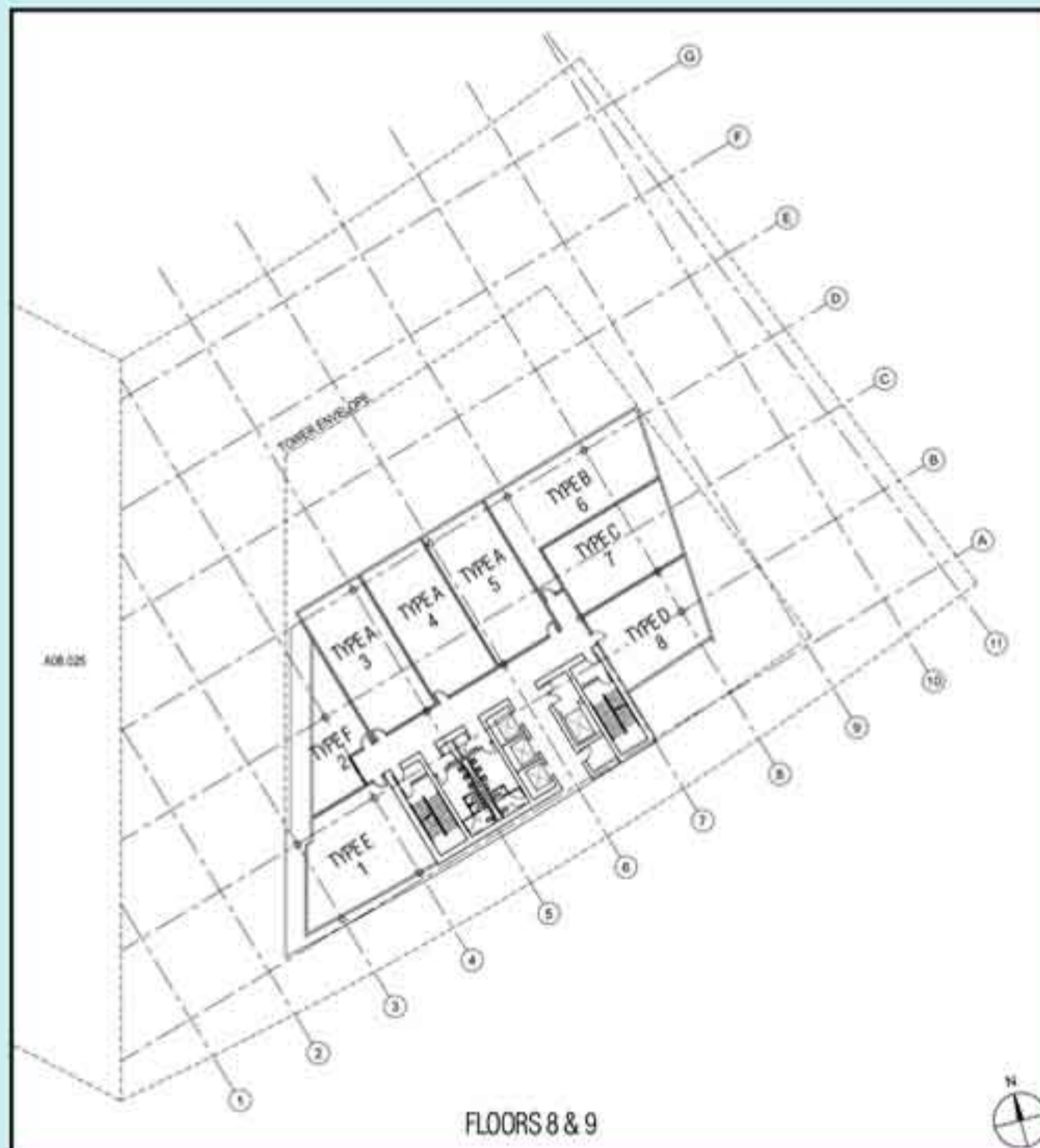
## TYPICAL FLOOR PLAN



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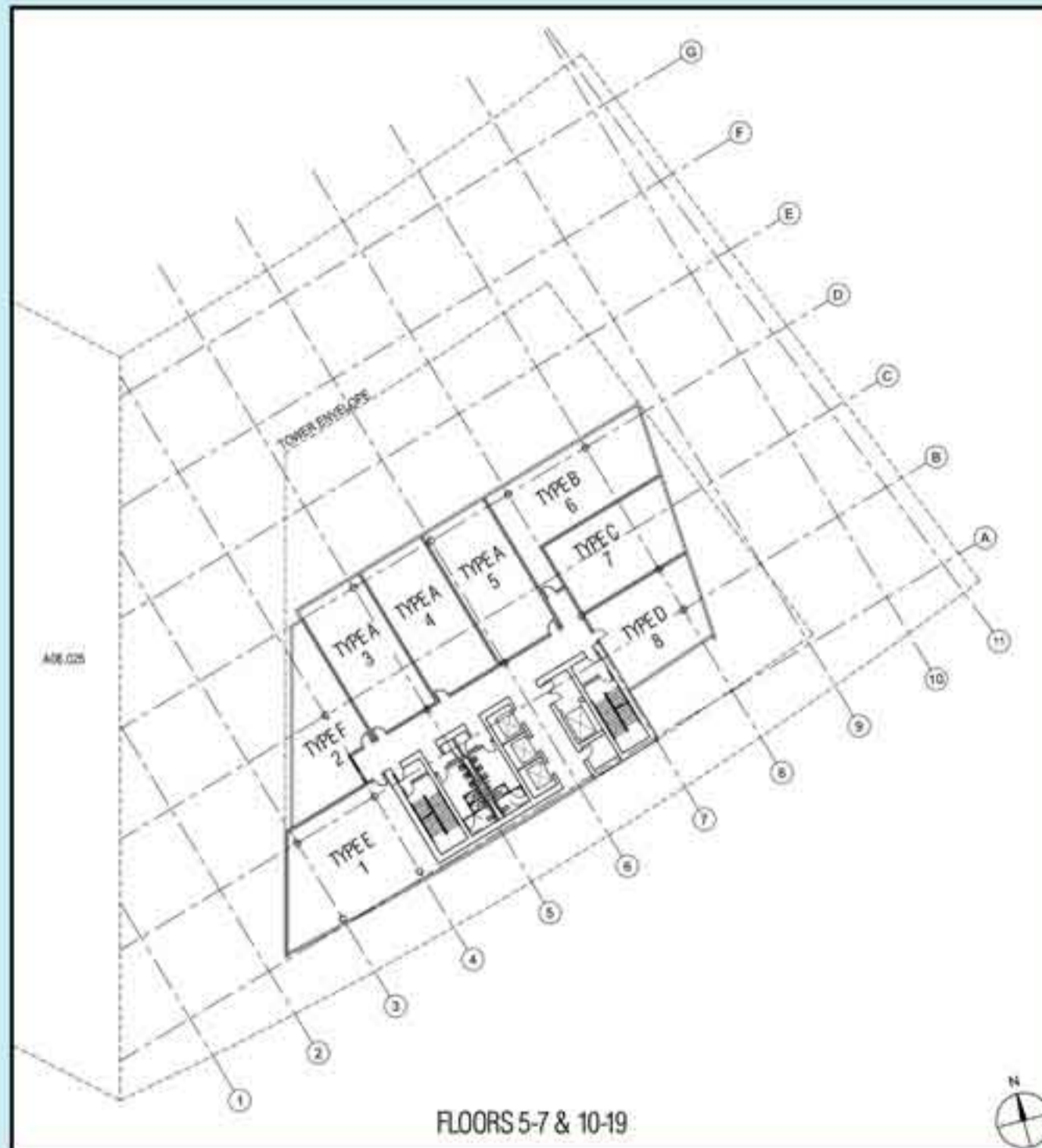
## TYPICAL FLOOR PLAN



# Capital Bay

Office Space in Business Bay

## TYPICAL FLOOR PLAN



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